

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
MAR 27 4 44 PM '72
OLLIE FARNSWORTH
R.M.C.

BOOK 1226 PAGE 643

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Samuel B. Huffling

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Fairlane Finance Company of Greenville, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand Four Hundred and No/100-----
-----Dollars (\$ 5,400.00) due and payable

\$90.00 on the 20th day of April, 1972 and \$90.00 on the 20th day of each month thereafter until paid in full.

with interest thereon ^{after maturity} at the rate of ^(8%) eight per centum per annum, to be paid: after maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwesterly side of Pinefield Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 188 on a Plat of addition No. 1 of South Forest Estates and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at page 195, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Pinefield Drive, said pin being the joint front corner of Lots 187 and 188 and running thence with Pinefield Drive, S. 45-35 E. 80 feet to an iron pin, the joint front corner of Lots 188 and 189; thence with the common line of said lots, S. 44-25 W. 230 feet to an iron pin, the joint rear corner of Lots 188 and 189; thence N. 50-13 W. 80.25 feet to an iron pin, the joint rear corner of Lots 187 and 188; thence with the common line of said lots, N. 44-25 E. 236.5 feet to an iron pin, the point of beginning.

ALSO:

ALL that piece, parcel or lot of land, situate, lying and being in Bates Township, County of Greenville, State of South Carolina on the Southerly side of Lindseys Lake Road being shown as the property of Sam Huffling as shown on a plat thereof prepared by Terry T. Dill, 2nd of March, 1972 and recorded in the Greenville County R.M.C. Office in Plat Book at page . Reference to said plat is hereby craved for a metes and bounds description thereof.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.